

## **AGENDA**

**REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, AUGUST 8, 2005  
7:00 p.m.**

City Hall Council Chambers  
2263 Santa Clara Avenue, Third Floor  
(Corner of Santa Clara Avenue and Oak Street)  
ALAMEDA, CA

### **City Hall will Open at 6:45 p.m.**

Please file a speaker's slip if you wish to address the Board. Anyone wishing to address the Board on agenda items or Oral Communications may speak for a maximum of 5 minutes per agenda item when the subject is before the Board. The Board may limit the speakers' time to 3 minutes when five or more speaker's slips are submitted.

1. CONVENE: 7:00 p.m.
2. FLAG SALUTE:
3. ROLL CALL: President Cunningham, Vice-President Cook, Kohlstrand, Lynch, Mariani, McNamara and Piziali.
4. MINUTES: Minutes for the meeting of July 25, 2005.
5. AGENDA CHANGES AND DISCUSSION:
6. ORAL COMMUNICATION:
  - \* Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 5 minute time limit.
7. 2005-2006 ELECTION OF PLANNING BOARD OFFICERS:  
**(Continued from the meeting of July 25, 2005.)**
8. CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Board or a member of the public by submitting a speaker slip for that item.

- 8.A. **Variance, V04-0002, and Major Design Review, DR03-0146 – Alvin Wong – 2708 Lincoln Avenue (DB).** The applicant requests a Major Design Review approval for the partial demolition of an approximately 842-square foot, two-bedroom, single-story cottage and reconstruction to provide approximately 1,870-square feet, four-bedroom, two-story, single-family residence, which includes partially covered off-street parking for two-tandem vehicles. Variances are required to permit the following: 1) The structure would be built to within 3-feet from the northwesterly side property line, where a minimum 5-foot setback is required; 2) The structure would cover approximately 51-percent of the site, where the maximum permitted main building coverage is 48-percent for residences with attached garages; and 3) The front porch would be relocated and covered and would be setback approximately 7-feet from the front property line, where 20-feet is the minimum required front yard setback. The site is located within an R-1 (Single-Family Residence) Zoning District. **(Continued from the meeting of July 25, 2005; item was re-advertised.)**

9. REGULAR AGENDA ITEMS:

- 9-A. Appointment of a Planning Board member to the Transportation subcommittee.

- 9-B. **UP05-0010, James & John Costello- 1645 Park Street (AT).** The applicants request approval of a Use Permit to allow outdoor dining at the rear of the property at McGee's Bar & Grill. The proposed outdoor dining area is approximately 300 square feet in size and will be used between the hours of 10 p.m. and 2 a.m. Wednesday through Saturday. The site is located within a C-M, Commercial-Manufacturing District.

- 9-C. **MDR05-0216 – Regency Centers, LLC. – 2599 Blanding Ave (AT).** The applicant requests sign program approval for the Bridgeside Shopping Center. The site is located within a C-2 PD Central Business Planned Development District.

10. WRITTEN COMMUNICATIONS:

11. BOARD COMMUNICATION:

- a. Oral Status Report regarding Northern Waterfront Plan (Vice-President Cook).
- b. Oral Status Report regarding the Golf Course Committee (Board Member Piziali).
- c. Oral Status Report regarding Oakland/Chinatown Advisory Committee (Board member Mariani).

12. STAFF COMMUNICATIONS:

13. ADJOURNMENT:

PLEASE NOTE: Appeals of Planning Board decisions are considered by the City Council. Appeals

must be filed in the Planning & Building Department in writing stating the basis of appeal with the appeal fee within 10 days of the date of action.

- \* Sign language interpreters will be available on request. Please contact Latisha Jackson, Planning & Building Department, at 510.747.6850 or 510.522.7538 (TDD number) at least 72 hours before the meeting to request an interpreter.
- \* Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- \* Minutes of the meeting are available in enlarged print.
- \* Audiotapes of the meeting are available upon request.
- \* Please contact Latisha Jackson, Executive Assistant, at 510.747.6850 or 510.522.7538 (TDD number) at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.